



InVillages
with SIMON BANCE

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Church Cottage
36c High Street, Chobham, Surrey GU24 9AA

Centrally located just off Chobham High Street in a pretty courtyard setting, offering wonderful direct views over the cricket green and historic village church, is this modern 2 bedroom, cottage style home, built in 1994. The property has been recently updated by the current owners, including newly fitted kitchen and bathrooms, plus new gas fired combination boiler.

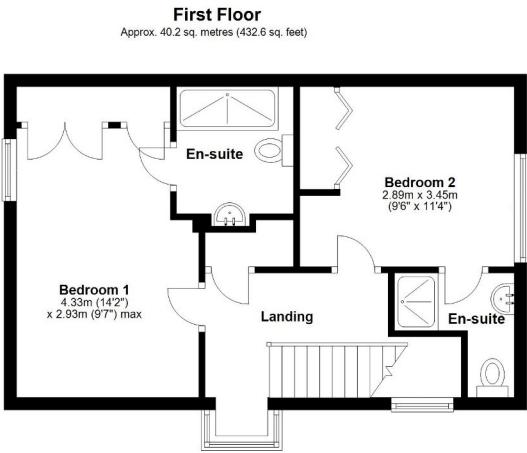
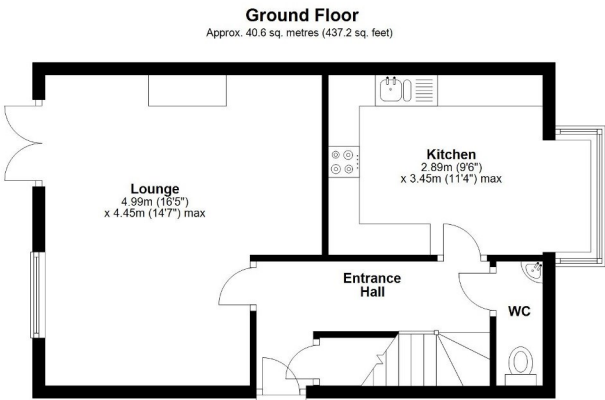
The accommodation briefly comprises reception hall, downstairs cloakroom/wc, re-fitted kitchen/ breakfast room with integrated appliances, garden aspect lounge/dining room with French doors and feature fireplace, first floor landing with attractive box bay window directly overlooking village church, master bedroom with double aspect views to rear, built-in wardrobes and re-fitted en-suite shower room, double bedroom 2 with built-in wardrobes and en-suite shower room. The property is double glazed and warmed by gas central heating via radiators. Outside, there are 2 private parking spaces to the front in the courtyard, and pleasant part walled rear garden with terracing and lawn providing a tranquil open aspect over the village cricket green.

The property is ideally situated within immediate walking distance of main village amenities, shops, pubs and restaurants. There is also an abundant selection of delightful walks over nearby commonland.

Price Guide £550,000 Freehold



Agents Note : None of the services or appliances within the property have been tested by our company and none of the fixtures & fittings or electrical appliances, unless mentioned within our sales particulars form part of the property for sale, if you are unsure we advise you to check with your surveyor or solicitor.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 80.8 sq. metres (869.8 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan. Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2021. Quick EPC Plan produced using PlanUp.



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